





Property Description

An immaculately presented and refurbished three bedroom semi-detached home. Located in an excellent school catchment area for both primary and senior schools and located to main road, rail and public transport links and with easy access to the facilities and eateries of Boldmere High Street. The property has a good size driveway to the front providing off-road parking. There is an entrance door leading into an entrance hall which in turn leads into a family lounge. There is a well presented family lounge with feature media wall giving access into a modern refitted dining/kitchen with doors onto the rear garden and having a guest WC. On the first floor there are three excellent size bedrooms and a refitted family bathroom. The property benefits from central heating and mainly double glazing. Ideal first time buyer or family home. Potential for further expansion (subject to planning)

Entrance Hallway

Having composite door to the front giving access into the reception hall. Having laminate flooring, radiator to wall, stairs off to the first floor landing and glazed door gives access into the family lounge.

Family Lounge

16' 3" Maximum x 12' 3" (4.95m Maximum x 3.73m)

Having double glazed window to the front overlooking the driveway, radiator to wall, cupboard to wall housing the electricity meter, wall mounted electric fire, feature media wall

with built-in shelving and storage and TV aerial point, glazed door gives access into the refitted dining/kitchen.

Refitted Dining/Kitchen

17' 7" To the front of the recess x 8' 5" (5.36m To the front of the recess x 2.57m)

Briefly comprising a modern refitted open-plan dining/kitchen, having fitted base units, with granite and marble topped work surfaces with matching upstand, fitted matching wall units, butler sink with mixer tap over, integrated electric oven, integrated gas hob with built-in cooker hood with extractor fan, integrated washing machine and integrated dishwasher, space and plumbing for an American-style fridge/freezer, wall mounted central heating boiler concealed behind matching wall unit, radiator to wall, excellent over-hang breakfast bar and seating area, spotlights to ceiling, laminate flooring, double glazed French doors lead out into the rear garden, double glazed window to the rear overlooking the rear garden and door to guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin, frosted double glazed window.

First Floor Landing

Having double glazed sash-style window to the side and doors lead to the three bedrooms and the family bathroom.

Bedroom One

12' 2" x 12' 2" (3.71m x 3.71m)

Having double glazed window to the front, radiator to wall and feature decorative panelled wall,

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)

Having double glazed window to the rear and radiator to wall.

Bedroom Three

9' 11" x 5' Plus the recess (3.02m x 1.52m Plus the recess)

Having double glazed window to the front, space for wardrobes and laminate floor. This room is currently used as a dressing room.

Family Bathroom

Briefly comprising a three-piece refitted bathroom suite having panelled bath with rainfall and hand-held shower over, low level flush WC, wall mounted wash hand basin with two drawers under, wall mounted towel rail heated radiator and built-in wall mirror, part tiling to walls and having floor tiling.

Outside Front

Having driveway providing ample off-road parking and gated side access into the rear garden.

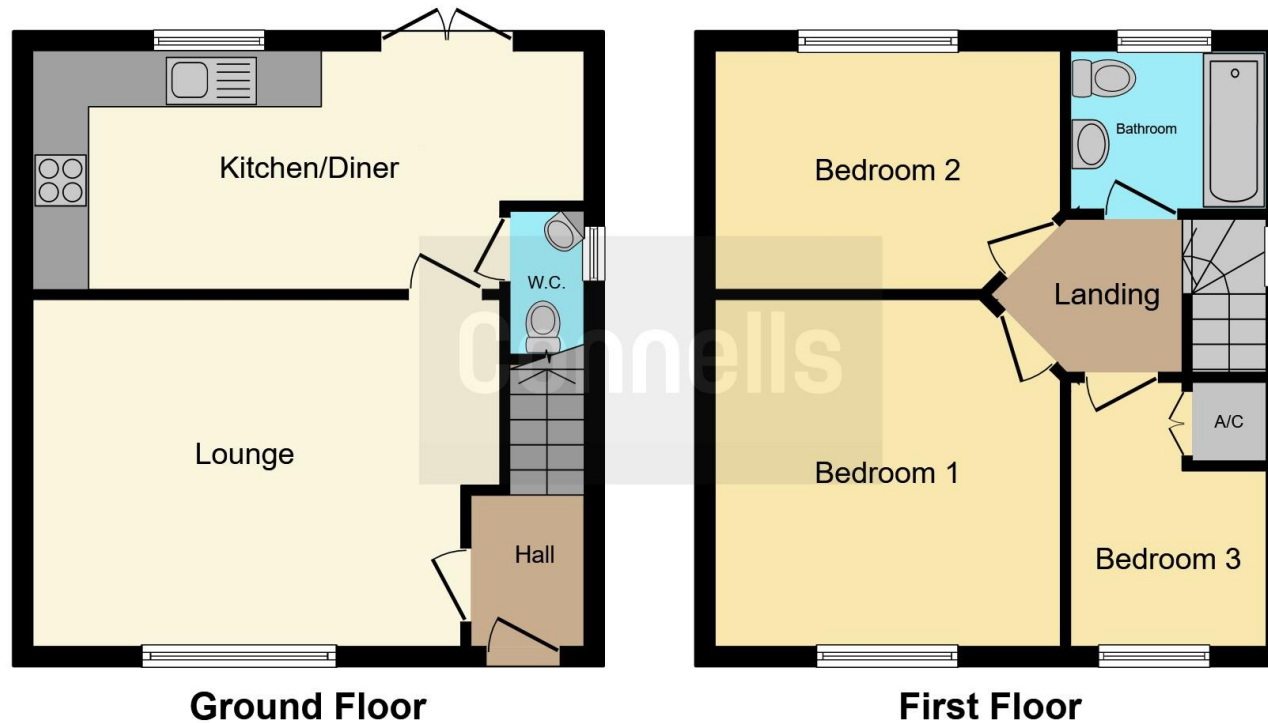
Rear Garden

Being an excellent size rear garden with patio area, garden laid to lawn, various plants, shrubs and trees and fencing to perimeter.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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